

**To:** Sipe, Jacob[JSipe@ihcda.IN.gov]; Lang, Annette (ENRD)[Annette.Lang@usdoj.gov]  
**Cc:** Snemis, Donald (IDEM)[DSnemis@idem.IN.gov]; Chingcuanco, Leonardo[Chingcuanco.Leonardo@epa.gov]; HAWKINS, DORIAN S[DORIAN.S.HAWKINS@hud.gov]; Foreman, Joel A[Joel.A.Foreman@hud.gov]; jeffrey.Sands@usdoj.gov[jeffrey.Sands@usdoj.gov]; asia.mcneil-womack@usdoj.gov[Asia.Mcneil-Womack@usdoj.gov]; Jewell Harris, Jr[jharris@harrislawfirmmpc.net]; Nick Snow[nick@harrislawfirmmpc.net]; McCoy, Lisa[LMcCoy@idem.IN.gov]; Worthman, Gary[Worthman.Gary@epa.gov]; Dixon, Douglas[Dixon.Douglas@epa.gov]; Courtney.B.Minor@hud.gov[Courtney.B.Minor@hud.gov]; Kaiser, Steven[kaiser.steven@epa.gov]; Rice, Zachary[ZRice@ihcda.IN.gov]; Neyland, Mark[MNeyland@ihcda.IN.gov]; Binder, Rayanna[RBinder@ihcda.IN.gov]  
**From:** Carla Morgan  
**Sent:** Wed 10/5/2016 3:32:33 PM  
**Subject:** RE: USS Lead Call Agenda 10/3

Attention All:

I was informed yesterday by HUD that the US Treasury is *not* willing to issue the requested waivers, nor make the requested funding available for the demolition of the West Calumet Housing Complex. Thus, Hardest Hit Blight Elimination Program funding for demolition funding for this project will not be made available.

I was also told that the Senior Policy Advisor to HUD Secretary Castro was to have a subsequent conversation with the Treasury Deputy Assistant Secretary for TARP both before c.o.b. yesterday, and again this morning. I presumed that conversation would be on the subject of a final determination on the waiver and funding.

I requested that all be confirmed in writing. I am awaiting that confirmation.

Sincerely,

Carla Morgan

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Carla Morgan

City Attorney

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**From:** Sipe, Jacob [mailto:JSipe@ihcda.IN.gov]

**Sent:** Wednesday, October 05, 2016 10:14 AM

**To:** Lang, Annette (ENRD)

**Cc:** Snemis, Donald (IDEM); Chingcuanco, Leonardo; HAWKINS, DORIAN S; Foreman, Joel A; Sands, Jeffrey (ENRD); Mcneil-Womack, Asia (ENRD); Carla Morgan; Jewell Harris, Jr; Nick Snow; McCoy, Lisa; Worthman, Gary; Dixon, Douglas; Courtney.B.Minor@hud.gov; Kaiser, Steven; Rice, Zachary; Neyland, Mark; Binder, Rayanna

**Subject:** RE: USS Lead Call Agenda 10/3

All of the remaining BEP funds will be obligated upon the completion of the round you referenced.

Jake

Sent from my Windows Phone

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**From:** [Lang, Annette \(ENRD\)](#)

**Sent:** 10/5/2016 10:00 AM

**To:** [Sipe, Jacob](#)

**Cc:** [Snemis, Donald \(IDEM\)](#); [Chingcuanco, Leonardo](#); [HAWKINS, DORIAN S](#); [Foreman, Joel A](#); [Sands, Jeffrey \(ENRD\)](#); [Mcneil-Womack, Asia \(ENRD\)](#); [Carla Morgan](#); [Jewell Harris, Jr](#); [Nick Snow](#); [McCoy, Lisa](#); [Worthman, Gary](#); [Dixon, Douglas](#); [Courtney.B.Minor@hud.gov](#); [Kaiser, Steven](#); [Rice, Zachary](#); [Neyland, Mark](#); [Binder, Rayanna](#)

**Subject:** Re: USS Lead Call Agenda 10/3

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Thanks, Jake.

Not to be too dense, but am I correct that, between what IHCD already has awarded and what it expects to award through agreements made pursuant to the applications submitted by the October 17, 2016 deadline, you expect that all of Indiana's HHF will be exhausted?

Thanks.

Annette

Sent from my iPhone

> On Oct 4, 2016, at 2:20 PM, Sipe, Jacob <[JSipe@ihcda.IN.gov](mailto:JSipe@ihcda.IN.gov)> wrote:

>

> Annette,

> Indiana's BEP received a "onetime" HHF funding approval from the U. S. Department Treasury. The existing award agreements that were made under these approved BEP funds between IHCDA and local units of governments expire on December 31, 2017.

>

> Jake

>

> J. JACOB SIPE

> Executive Director

> Indiana Housing and Community Development Authority

> EMAIL: [jsipe@ihcda.in.gov](mailto:jsipe@ihcda.in.gov)

> PHONE: 317-233-1811

>

> Please consider the environment before printing this email.

>

> -----Original Message-----

> From: Lang, Annette (ENRD) [<mailto:Annette.Lang@usdoj.gov>]

> Sent: Tuesday, October 4, 2016 10:58 AM

> To: Sipe, Jacob

> Cc: Snemis, Donald (IDEM); Chingcuanco, Leonardo; HAWKINS, DORIAN S; Foreman, Joel A; Sands, Jeffrey (ENRD); Mcneil-Womack, Asia (ENRD); Carla Morgan; Jewell Harris, Jr; Nick Snow; McCoy, Lisa; Worthman, Gary; Dixon, Douglas; [Courtney.B.Minor@hud.gov](mailto:Courtney.B.Minor@hud.gov); Kaiser, Steven; Rice, Zachary; Neyland, Mark; Binder, Rayanna

> Subject: Re: USS Lead Call Agenda 10/3

>

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>

> Jacob --

>

> Thanks for the information. One question: we have heard that because BEP is a TARP-funded program and TARP is expiring or will be expiring, there will not be a BEP for FY17.

>

> Can you let us know what you have heard about FY 17 funding or the continuation or elimination of the BEP?

>

> Thanks.

>

> Annette Lang

>

> Sent from my iPhone

>

> On Oct 4, 2016, at 8:36 AM, Sipe, Jacob <[JSipe@ihcda.IN.gov](mailto:JSipe@ihcda.IN.gov)<<mailto:JSipe@ihcda.IN.gov>>> wrote:

>

> Donald,

> Thank you for contacting me regarding the IHCDA's Hardest Hit Funds Blight Elimination Program (BEP). The source of the Hardest Hit Funds (HHF) is the Troubled Asset Relief Program under the U. S. Department of Treasury which is administered by IHCDA. In 2014, IHCDA approached the U. S. Department of Treasury to utilize a portion of Indiana's HHF for a blight elimination program that would prevent future foreclosures by targeting vacant and abandoned homes. The goal of the Blight Elimination Program is not simple to demolish abandoned homes, but to prevent avoidable foreclosures and stabilize property values in Indiana.

>

> For more information on IHCDA's BEP please click here<<http://www.877gethope.org/blight>>.

>

> Based on the current information we have there are three challenges in utilizing the HHF BEP funds for demolition of the West Calumet Apartment Complex:  
>  
> The three challenge are federal U.S. Dept. of Treasury Policy Requirements:  
>  
> 1. Property Eligibility Criteria - the properties must not be legally occupied at the time of any review or approval from IHCD for BEP.  
>  
> 2. BEP funds may only be used for the acquisition and demolition of one to four unit residential structures that are blighted and/ or abandoned.  
>  
> 3. Maximum amount allowed per building: \$25k for a building with a basement and \$15k without basement.  
>  
> If you have any additional questions, please feel free to contact me.  
>  
> Jake  
>  
> J. JACOB SIPE  
> Executive Director  
> Indiana Housing and Community Development Authority  
>  
> EMAIL: jsipe@ihcda.in.gov<<mailto:jsipe@ihcda.in.gov>>  
>  
> PHONE: 317-233-1811  
> <image002.jpg>  
> <image003.gif>Please consider the environment before printing this email.  
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> From: Snemis, Donald (IDEM)  
> Sent: Monday, October 3, 2016 5:21 PM  
> To: Chingcuanco, Leonardo; HAWKINS, DORIAN S; Foreman, Joel A; Lang, Annette (ENRD); [jeffrey.Sands@usdoj.gov](mailto:jeffrey.Sands@usdoj.gov)<<mailto:jeffrey.Sands@usdoj.gov>>; [asia.mcneil-womack@usdoj.gov](mailto:asia.mcneil-womack@usdoj.gov)<<mailto:asia.mcneil-womack@usdoj.gov>>; Carla Morgan; Jewell Harris, Jr; Nick Snow; McCoy, Lisa; Worthman, Gary; Dixon, Douglas; [Courtney.B.Minor@hud.gov](mailto:Courtney.B.Minor@hud.gov)<<mailto:Courtney.B.Minor@hud.gov>>; Kaiser, Steven  
> Cc: Sipe, Jacob  
> Subject: RE: USS Lead Call Agenda 10/3  
>

> Per your request, I just spoke with Jacob Sipe, Executive Director of the Indiana Housing & Community Development Authority regarding the use/reallocation of "Hardest Hit" funds for East Chicago. The executive summary is that there are numerous regulatory hurdles to allocating this money to West Calumet that have been discussed and disclosed a number of times already (example: the buildings have to be vacant when the application is submitted). Rather than have me relay a lot of details to you, which I will probably get wrong, Jacob suggests you call him directly if you have any specific questions. His direct dial is 317-233-1811. Remember that IHCD participates in some of our other weekly calls, so another option might be to ask this question at a meeting where IHCD has a representative on the line.  
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> From: Chingcuanco, Leonardo [<mailto:Chingcuanco.Leonardo@epa.gov>]  
> Sent: Monday, October 03, 2016 3:57 PM  
> To: HAWKINS, DORIAN S; Foreman, Joel A; Lang, Annette (ENRD); [jeffrey.Sands@usdoj.gov](mailto:jeffrey.Sands@usdoj.gov)<<mailto:jeffrey.Sands@usdoj.gov>>; [asia.mcneil-womack@usdoj.gov](mailto:asia.mcneil-womack@usdoj.gov)<<mailto:asia.mcneil-womack@usdoj.gov>>; Carla Morgan; Jewell Harris, Jr; Nick Snow; McCoy, Lisa; Worthman, Gary; Dixon,

Douglas; Snemis, Donald (IDEM); [Courtney.B.Minor@hud.gov](mailto:Courtney.B.Minor@hud.gov)<<mailto:Courtney.B.Minor@hud.gov>>; Kaiser, Steven

> Subject: USS Lead Call Agenda 10/3

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> \*\*\*\* This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. \*\*\*\* \_\_\_\_\_ Hi Everyone,

>

> Please find attached today's agenda. Thanks!

>

> Best,

> Leo

>

> Leonardo Chingcuanco

> Office of Regional Counsel

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> Chicago, IL 60604

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> email: [chingcuanco.leonardo@epa.gov](mailto:chingcuanco.leonardo@epa.gov)<<mailto:chingcuanco.leonardo@epa.gov>>

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